

HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0594
2949 EAST 12TH STREET AND 1110 SUMMERS

PROPOSAL

Demolish a ca. 1946-1950 house and commercial structure.

ARCHITECTURE

One-story concrete masonry unit house with gabled roofline and gabled covered entryway, composition shingle roof, vertical wood bargeboards at gables, and what appear to be 6:6 windows.

One-story masonry, brick, and stucco commercial building with decorative rubble masonry parapet and fixed-pane windows. A gable roof has been applied atop the original flat roof. The central stucco bay appears to be the original one-part commercial structure.

RESEARCH

The house at 1110 Summers appears to have been built around 1946 and has had a series of short-term renters over the years, including a cement finisher, a carpenter and his family, and several single women working as maids. It is possible that Bill McClain, the realtor who advertised the building, was the brother of L.D. McClain, who originally owned the property.

The building at 2949 E. 12th Street was constructed around 1950 as a grocery store operated first by C. Ellis, and then by John H. Watson, who was also a justice of the peace. The Watson Market operated here until around 1960. Thereafter, the building was first the John Williams Cash Grocery, then briefly home to the New Light Baptist Church in the early 1960s and the St. Luke Missionary Baptist Church for a very short period of time in the early 1970s. 1964 permits show that it also housed a barbecue restaurant. It then became a used appliance repair business for around ten years.

STAFF COMMENTS

The buildings are not listed in the 2016 East Austin Historic Resource Survey.

Designation Criteria—Historic Landmark

- 1) The buildings are more than 50 years old.
- 2) The buildings appear to retain moderate to low integrity.
- 3) Properties must meet two criteria for landmark designation (Land Development Code, §25-2-352). The buildings at this address do not appear to meet any criteria.
 - a) *Architecture*. The buildings do not appear to demonstrate architectural significance, though the commercial structure is an example of a small neighborhood grocery, a rapidly disappearing commercial form.
 - b) *Historical association*. Neither building appears to have significant historical associations.
 - c) *Archaeology*. The site was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d) *Community value*. The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e) *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package for each building, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2019-0594
2949 E 12TH STREET



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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PROPERTY INFORMATION

Photos



Source: Google Street View; 2019, 2018, 2009

Occupancy History

City Directory Research, Austin History Center
November, 2019

1992	2949 E. 12 th St:	Vacant
	1110 Summers:	Not listed
1985-86	2949 E. 12 th St:	C. Demps Repair
	1110 Summers:	No return
1981	2949 E. 12 th St:	Demps Used Appliances & Services
	1110 Summers:	Imogene James, renter Retired
1977	2949 E. 12 th St:	C. Demps Repair & Service
	1110 Summers:	Imogene James, renter
1973	2949 E. 12 th St:	Saint Luke Missionary Baptist Church
	1110 Summers:	Imogene James, renter
1968	2949 E. 12 th St:	Vacant
	1110 Summers:	Bessie Hays, renter Maid
1965	2949 E. 12 th St:	Vacant
	1110 Summers:	Willie M. Thomas, renter Maid, 2211 Bristol Drive
1963	2949 E. 12 th St:	New Light Baptist Church
	1110 Summers:	Mrs. Viola Dukes, renter Maid, 300 W. 33 rd St.
1959	2949 E. 12 th St:	John L. Williams Cash Grocery
	1110 Summers:	Carl and Beulah Burns, renters Cement finisher
1955	2949 E. 12 th St:	Watson Grocery & Market
	1110 Summers:	a. Norris and Mary B. McDonald, renters Laborer, Maufrais Brothers Ida Sorrell, renter b. Waylond and Alice Patterson, renters Carpenter Miss Elizabeth Patterson, renter Kitchen helper, St. Austin's School
1952	2949 E. 12 th St:	Ellis Grocery & Market L.D. and Hattie McClain, owners
	1110 Summers:	Not listed
1949	2949 E. 12 th St:	Not listed
	1110 Summers:	Mary L. Moore, renter
1947	2949 E. 12 th St:	Not listed
	1110 Summers:	Mary K. Buchanan, renter
1944	2949 E. 12 th St:	Not listed
	1110 Summers:	Not listed

Biographical Information

RENTALS FOR COLORED
 904 East 11th, 4 rooms, bath (cou-
 ple) \$65.00
 1182 Graham-A, 4 rooms, bath ... 60.00
 R-2109 East 8th A&B, 6 rooms, 2
 baths 50.00
 1100 Smith Drive, 2 rooms, bath .. 20.00
 1107 Summers, 2 rooms, bath 20.00
 1102 Smith, 2 rooms, bath 20.00
 1110 Summers, 2 rooms, bath 20.00
 107 West 5th GR 2-9228

T. E. WILEY CO.
PROPERTY MANAGERS

GROCERY STORE stock for sale at dis-
 count. Building located at 2949 East 12th.
 Reasonable rent. Call Bill McClain at
 GR 6-6504 or HI 2-2203.

The Austin Statesman; Mar 14, 1960

The Austin American; 18 July 1965

KILLED IN KOREA
 Corporal Emery Lee Monroe has
 been killed in action in Korea, the
 Department of Defense has noti-
 fied his brother, Dock C. Monroe,
 1110 Summers Street.

The Austin Statesman; Feb 26, 1951

Building Permits

OWNER Flavio Sandonal ADDRESS 2949 East 12th
 PLAT 262 LOT 58.5 x 75' BLK
 SUBDIVISION Unplatted
 OCCUPANCY Remodle Comm Bldg.
 BLD PERMIT # 91920 DATE 5-8-64 OWNERS ESTIMATE 600.00
 CONTRACTOR Oliver Street NO. OF FIXTURES 1
 WATER TAP REC # SEWER TAP REC #
 BAR-B-Q Mart - Reconcrete front proch; install plate glass
 glass door; one door remove & Install Bar B Q Pit install
 rest rooms, sink W/grease trap replace one door & one to
 be moved over.
 4-18-75-148900-repair existing comm.bldg. and bring to
 min std. /\$200.00
 5-8-64 and 4-18-75 remodel and repair permits
 OWNER Lamar Berry ADDRESS 2949 East 12th ST.
 PLAT 262 LOT 58x71' D.McLain Tr. BLK
 SUBDIVISION Unplatted
 OCCUPANCY RES
 BLD PERMIT # 156449 DATE 4-16-76 OWNERS ESTIMATE \$3,000.00
 CONTRACTOR owner NO. OF FIXTURES yes
 WATER TAP REC # Existing SEWER TAP REC # Existing
 repair and remodel and bring to min std.
 6-1-77 164784 remodel and repair exist res
 4-16-76 and 6-1-77 remodel and repair permits

SANITARY SEWER SERVICE PERMIT

No. 31426B

Austin, Texas

Received of New Deal Date 4/17/1953
 Address 2949 E. 12th.
 Amount \$ _____
 Builder or Owner Leslie McClain Plumber _____
 Lot _____ Block _____ Subdivision L.D. Smith Tr. Plat No. 262

Date of Connection <u>4/29/1953</u>	No. Fittings 45' Pipe 6" con 9.90 Pipe Wyes Bends 6" 1.10 Reducers Plugs Sand Gravel Remix Stoppers Castings 1 Other 6" tap saddle 1.10 R33 1.00 Labor: foreman 1.50 26.46
By City <u>2' W/ELL</u>	
By Plumber _____	
Checked By _____	
Size Main <u>6"</u> Depth <u>5'</u>	
Main Assign. in St. _____	
Stub Depth _____ Prop. Line <u>3'</u>	
Stub Location _____	
Book No. <u>R-1924</u>	
Paving Cut _____ No. _____	

Sewer tap permit, 4-17-53

WATER SERVICE PERMIT
 Austin, Texas

E No 12872 ²⁶²

Received of L. D. McClain Date 10-9-57
 Address 2949 E 12th St
 Amount Sum of \$120.00
 Plumber R.I.C.H. Size of Tap 3/4"

Date of Connection <u>10-17-57</u>	Size No. Fittings 1 Corp. Cock <u>2"</u> Elbow St. Elbow Bushing Reducer 36' Pipe <u>3/4" COP</u> Lead Comp. Nipples 1 <u>Green TILE</u> 1 Plug Tee 1 Stop <u>4" ARGLE</u> 1 Box <u>Round</u> 1 Lid Valves Job No. <u>W323-200-502</u> Req. No. <u>A. Powell</u>
Size of Tap Made <u>3/4"</u>	
Size Service Made <u>3/4"</u>	
Size Main Tapped <u>8" C.I.</u>	
From Front Prop. Line to Curb Cock <u>16'</u>	
From <u>W</u> Prop. Line to Curb Cock <u>49'</u>	
Location of Meter <u>FRONT</u>	
Type of Box <u>ROUND</u>	
Depth of Main in St. <u>3'</u>	
Depth of Service Line <u>2'</u>	
From Curb Cock to Tap on Main <u>34'</u>	
Checked by Engr. Dept. <u>11-7-57 J.R.</u>	

INDEXED

Water tap permit, 10-9-57